

**MINUTES FROM THE
CITY OF IONIA PLANNING COMMISSION MEETING
WEDNESDAY, FEBRUARY 15, 2006 4:00 PM
IONIA CITY HALL COUNCIL CHAMBERS**

CALL TO ORDER

Chairman Lynn Lafler called the meeting to order at 4:00 PM.

ROLL CALL

Those present: Commissioners John Milewski, Jeff Winters (for Gordon Kelley), Bruce Roetman, Tony Howerton, Dave Cook and Lynn Lafler.

Absent: Commissioners Scott Anderson, Tom Chadwick and Mayor Balice

Also present: City Manager Jason Eppler, Larry Harvey and Susan Lehman

APPROVAL OF MINUTES

It was moved and seconded to approve the minutes from the January, 19, 2006 Planning Commission Meeting. Voice vote. All voting yea. Minutes approved.

BOARD DECISIONS AND ACTION ITEMS

1) Ionia Springs – Preliminary PUD Site Plan Review. City Manager Jason Eppler addressed the Commissioners and audience commenting that the pre-plan review had both positive and negative issues:

- The close proximity of proposed residential use to existing industrial use is a major concern.
- Dwelling unit density and open space are also a major concern. Meetings between City Manager, Ed Gudeman and the industrial property owners have taken place since the preliminary plan was submitted. As a result, the plan will be revised to show more open space and less density.
- Lots 1 and 2 and the “Fat L” property are currently owned by the City of Ionia and proposed high density residential development on these lots will not take place.
- Lot 7 will be sold to the Gudeman for access, green space purposes. No residential development on Lot 7.
- Apartment buildings A-G parking lots should be situated south of the buildings to better buffer the residential use from adjacent industrial use.
- Open space should be presented in more detail with calculations.

Mr. Ed Gudeman addressed the Commissioners and stated he has agreed to the changes the City Manager presented.

Mr. Wayne Schoonover, Ionia County Road Commission Engineer, commented that they are waiting for the traffic study to determine the extent of Jefferson Streets upgrades. Any private road should be built to county standards and that MDOT will have jurisdiction on M-66. The City of Ionia and the County road standards are nearly the same. Jefferson Street is the biggest concern of the county and the developer needs to establish an escrow fund to cover county review fees. Mr. Schoonover's concerns are with development phasing and Jefferson Street upgrades progressing smoothly and efficiently. The County will need 3 to 4 weeks to review the traffic study after the developer provides the funds needed to pay for the review. The Michigan State Police will mandate road speeds. If speeding is a concern, the Ionia County Sheriff's Department should be contacted.

Larry Listerman, Ionia Township Supervisor, addressed the Commissioners. His comments were:

- Did not like traffic dumped onto Jefferson Street.
- Does not want more than two entrances onto Jefferson Street.
- Does not like green space - results in loss of farmland
- Would like to move the pond in the southeast corner away from existing adjacent houses.

Rick Pulaski, Nederveld Associates, representing Ionia Springs Development Co. LLC, presented an overview of the project:

- Likely the number of units will decrease in the next plan.
- Will close off small areas behind lots. These areas were originally kept in to offer some leeway in case more detention area was needed. These "outlot" areas were not included in open space calculations.
- Soccer fields were not used in open space calculations. They have to meet MDEQ requirements since they are at the well field site.
- Retention areas will be made more usable.
- Walk paths added which will be paved, rather than wood chipped.
- Lots in cul-de-sacs all have at least 60 feet front footage.
- 20 foot buffer along Jefferson Street has been added.
- Bus stop areas are shown per Ionia Public Schools recommendation.
- More parking spaces for the club house.
- Proposed phasing has been added – ten to 15 year development cycle.

Jeff Winters, representing Commissioner Gordon Kelley who could not attend, offered the following comments:

- Address the drainage easement on the east side of Lot 5, Appletree development.
- Questioned intersection at Lots 228/75/76. Mr. Pulaski replied that they wanted people to stop there to minimize using the development as a shortcut between M-66 and Jefferson Street.
- Stated that proposed open space is within a 5 minute walk of single family condos.

- Open space is maintained by the condo association.
- Safe slope 1 to 6 will be used for detention areas so fencing is not needed.
- Road easement at Lot 134 should be 66 feet wide.
- Road and/or utility easement to the west will be adjusted to better fit between adjacent properties such as between Lot 150 and 151.

Commissioner John Milewski had these concerns:

- The north entrance off M-66 needs to be public – clear vision assured.
- The south Jefferson Street entrance not facing the green area – appearance?
- Club house location should be adjusted so that it is located within apartment complex.

Commissioner Bruce Roetman comments:

- Agrees with the changes presented so far.
- Prefers drop in density.
- The north east corner should be changed so that Lots 338 – 348 are open space.
- Suggested moving street to wellfield, area may not be allowed by DEQ.

Chairman Lafler recognized Gary Christenson, a Jefferson Street resident, for comments:

- Questioned road location, generally upset by placement of this development.
- Complained about cars going 80 mph in front of his house – concerning how new home traffic generated by the development will be managed especially at the Jefferson Street and M-21 intersection.

Larry Listerman comments:

- Avoid large green areas along the north line – will spill over to the agriculture property area to the north.

2) Planning Commission By-Laws and Rules of Procedure

No action taken since a quorum was no longer present. Chairman Lafler asked that Commissioners review them for the next meeting.

INCIDENTAL INFORMATION

The Planning Commission will next meet on Wednesday, February 22, 2006 at 4:00 pm at the Ionia City Hall Council Chambers.

ADJOURNMENT

The meeting was adjourned at 5:40 pm.

Respectfully submitted,

Susan Lehman
Recording Secretary